



Registration of a Charge

Company Name: **SAGE HOUSING LIMITED**

Company Number: **05489096**



Received for filing in Electronic Format on the: **17/05/2022**

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Details of Charge

Date of creation: **16/05/2022**

Charge code: **0548 9096 0172**

Persons entitled: **SITUS ASSET MANAGEMENT LIMITED AS SECURITY AGENT AND TRUSTEE FOR THE SECURED PARTIES**

Brief description: **THE LEASEHOLD PROPERTY KNOWN AS A1.0.1 MERIDIAN WATER TO BE REGISTERED AT THE LAND REGISTRY ON REGISTRATION OF THE LEASE DATED 23 DECEMBER 2021. FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

Contains fixed charge(s).

Contains floating charge(s) (floating charge covers all the property or undertaking of the company).

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S. 859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION**

**FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by:

ADDLESHAW GODDARD LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5489096

Charge code: 0548 9096 0172

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th May 2022 and created by SAGE HOUSING LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th May 2022 .

Given at Companies House, Cardiff on 19th May 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Dated 16 May 2022

SAGE HOUSING LIMITED
as Chargor

SITUS ASSET MANAGEMENT LIMITED
as Security Agent

**SUPPLEMENTAL
MORTGAGE SECURITY
AGREEMENT**

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Between

- (1) **Sage Housing Limited** (No. 05489096) whose registered office is at 5th Floor Orion House, 5 Upper St Martin's Lane, London WC2H 9EA (**Chargor**); and
- (2) **Situs Asset Management Limited** (No. 06738409) whose registered office is at 34th Floor 25 Canada Square, Canary Wharf, London, E14 5LB as security agent and trustee for the Secured Parties (as defined in the Original Security Agreement (as defined below) (**Security Agent**).

Whereas

- (A) Pursuant to a security agreement dated 15 January 2019 (**Original Security Agreement**) between, amongst others, the Chargor and the Security Agent, the Chargor charged by way of first fixed charge and assignment by way of security certain of its assets as security for, amongst other things, the present and future obligations and liabilities of each Obligor under the Finance Documents (as amended or supplemented).
- (B) In accordance with the Facility Agreement, the Chargor has acquired an Additional Property and, accordingly, the Chargor has agreed to enter into this Deed in connection with the Original Security Agreement.
- (C) This Deed is supplemental to the Original Security Agreement.
- (D) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

It is agreed**1 Definitions**

In this Deed:

Fixtures means all fixtures and fittings and fixed plant and machinery on the Mortgaged Property (save for any belonging to a tenant or occupier of the Mortgaged Property or other third party)

Mortgaged Property means all freehold or leasehold property of the Chargor which is included in the definition of Security Assets

2 Interpretation

- (a) Capitalised terms defined in the Original Security Agreement have, unless expressly defined in this Deed, the same meaning in this Deed.
- (b) The provisions of clause 1.2 (*Construction*) of the Original Security Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Original Security Agreement will be construed as references to this Deed.
- (c) In this Deed:
 - (i) a reference to a Finance Document or other document includes (without prejudice to any prohibition on amendments) all amendments and supplements however fundamental to that Finance Document or other document, including

any amendment or supplement providing for further advances or any increase in the amount of a facility or any additional facility;

- (ii) the term this **Security** means any security created by or pursuant to this Deed; and
- (iii) a reference to any asset, unless the context otherwise requires, includes any present and future asset.
- (d) Any covenant of the Chargor under this Deed (other than a payment obligation) remains in force during the Security Period.
- (e) The terms of the other Finance Documents and of any side letters between any Parties in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any purported disposition of any freehold or leasehold property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
- (f) If the Security Agent considers that an amount paid to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.
- (g) Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of sale of that Security Asset.

3 Creation of security

3.1 General

- (a) All the security created under this Deed:
 - (i) is created in favour of the Security Agent;
 - (ii) is created over present and future assets of the Chargor;
 - (iii) is security by each Chargor for the payment and satisfaction of all the Secured Liabilities; and
 - (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.
- (b) The Security Agent holds the benefit of this Deed on trust for the Secured Parties.

3.2 Land

- (a) The Chargor charges by way of a first legal mortgage the property specified in Schedule 1 under the heading "Mortgaged Property".
- (b) A reference in this clause to a mortgage or charge of any freehold or leasehold property includes:
 - (i) all buildings, fixtures, fittings and fixed plant and machinery on that property (save for any such assets belonging to a tenant or occupier of the property or any other third party); and

- (ii) the benefit of any covenants for title given or entered into by any predecessor in title of the Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

3.3 Confirmation

The Chargor confirms that, as security for the payment of the Secured Liabilities:

- (a) it has charged in favour of the Security Agent by way of first fixed charge the assets (if any) relating to the property specified in Schedule 1 and referred to in clauses 2.2 (*Land*), 2.3 (*Securities*) 2.6(b) (*Accounts*) and 2.7 (*Miscellaneous*) of the Original Security Agreement; and
- (b) it has assigned to the Security Agent by way of security the assets (if any) relating to the property specified in the Schedule and referred to in clauses 2.4 (*Insurances*), 2.5 (*Other contracts*) and 2.6(a) (*Accounts*) of the Original Security Agreement.

4 Incorporation

The provisions of clause 3 (*Restrictions on dealings*) to 16 (*Release*) (inclusive) of the Original Security Agreement are deemed to be incorporated into this Deed with all necessary modifications as if they were set out in full in this Deed.

5 Notices to Landlord

Each Chargor must:

- (a) (in respect of any headlease which is in place on the date of this Deed) within ten Business Days of the date of this Deed or (in respect of any headlease which is entered into or to which a Chargor becomes a party following the date of this Deed) within ten Business Days of the entry into, or becoming a party to, such headlease (save, in each case, where the current landlord is a Chargor or an affiliate of a Chargor) serve a notice of charge, substantially in the form of Part 1 (Notice to Landlord) of Schedule 2, on each landlord of the Mortgaged Property; and
- (b) deliver any receipted notices from landlords that are substantially in the form of Part 2 (Acknowledgement of Landlord) of Schedule 2.

6 Acknowledgment by Chargor landlords

Each Chargor that is a landlord in respect of a headlease in place on the date of this Deed acknowledges that it has received notice of, and confirms that it agrees to, the charge by way of legal mortgage to the Security Agent of all the relevant tenant's rights under the relevant headlease.

7 Deposit of title deeds

Each Chargor must ensure that all deeds and documents of title relating to the Mortgaged Property and all local land charges, land charges and Land Registry search certificates and similar documents received by it or on its behalf are:

- (a) deposited with the Security Agent; or
- (b) held to the order of the Security Agent by a firm of solicitors approved by the Security Agent.

8 HM Land Registry

The Chargor consents to a restriction in the following terms being entered into on the Register of Title relating to the property specified in the Schedule:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 18 May 2022 in favour of Situs Asset Management Limited referred to in the charges register or their conveyancer."

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9 Continuation

- (a) Except insofar as supplemented by this Deed, the Original Security Agreement will remain in full force and effect.
- (b) References in the Original Security Agreement to this Deed and expressions of similar import are deemed to be references to the Original Security Agreement as amended by this Deed and to this Deed.
- (c) This Deed is designated a Finance Document.

10 Security Agent provisions

- (a) The Security Agent executes this Deed in the exercise of the rights, powers and authority conferred and vested in it under the Facility Agreement and any other Finance Document for and on behalf of the Secured Parties for whom it acts. It will exercise its powers, rights, duties and authority under this Deed in the manner provided for in the Facility Agreement and, in so acting, it shall have the protections, immunities, limitations of liability, rights, powers, authorisations, indemnities and benefits conferred on it under and by the Facility Agreement and the other Finance Documents.
- (b) The Security Agent shall not owe any fiduciary duties to any party to this Deed or any of their directors, employees, agents or affiliates.
- (c) Notwithstanding any other provisions of this Deed, in acting under and in accordance with this Deed the Security Agent is entitled to seek instructions from the Secured Parties in accordance with the provisions of the Facility Agreement and at any time, and where it so acts or refrains from acting on the instructions of a Secured Party or Secured Parties entitled to give it instructions, the Security Agent shall not incur any liability to any person for so acting or refraining from acting.

11 Governing law

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law.

12 Enforcement

12.1 Jurisdiction of English courts

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to non-contractual obligations

arising from or in connection with this Deed or a dispute regarding the existence, validity or termination of this Deed) (**Dispute**).

- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This clause 12 is for the benefit of the Secured Parties only. As a result, the Secured Parties shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

This Deed has been entered into as a deed on the date stated at the beginning of this Deed.

Schedule 1

Mortgaged Property

All the land and buildings contained in and (save where expressly stated otherwise) comprising the whole of the title number set out in the table and including all of the dwellings specified.

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00001	02155B	A1.0.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00002	02155B	A1.0.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00003	02155B	A1.0.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00004	02155B	A1.0.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00005	02155B	A1.0.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00006	02155B	A1.0.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00007	02155B	A1.0.7	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00008	02155B	A1.0.8	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00009	02155B	A1.2.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00010	02155B	A1.2.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00011	02155B	A1.2.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00012	02155B	A1.2.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00013	02155B	A1.2.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00014	02155B	A1.2.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00015	02155B	A1.3.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00016	02155B	A1.3.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00017	02155B	A1.3.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00018	02155B	A1.3.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00019	02155B	A1.3.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00020	02155B	A1.3.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00021	02155B	A1.4.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00022	02155B	A1.4.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00023	02155B	A1.4.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00024	02155B	A1.4.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00025	02155B	A1.4.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00026	02155B	A1.4.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00027	02155B	A1.5.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00028	02155B	A1.5.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00029	02155B	A1.5.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00030	02155B	A1.5.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00031	02155B	A1.5.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00032	02155B	A1.5.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00033	02155B	A1.6.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00034	02155B	A1.6.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00035	02155B	A1.6.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00036	02155B	A1.6.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00037	02155B	A1.6.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00038	02155B	A1.6.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00039	02155B	A1.7.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00040	02155B	A1.7.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00041	02155B	A1.7.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00042	02155B	A1.7.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00043	02155B	A1.7.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00044	02155B	A1.7.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00045	02155B	A2.0.12	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00046	02155B	A2.0.13	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00047	02155B	A2.0.14	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00048	02155B	A2.0.15	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00049	02155B	A2.0.16	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00050	02155B	A2.0.17	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00051	02155B	A2.0.18	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00052	02155B	A2.0.19	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00053	02155B	A2.0.20	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00054	02155B	A2.0.21	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00055	02155B	A2.0.22	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00056	02155B	A2.1.13	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00057	02155B	A2.1.14	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00058	02155B	A2.1.15	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00059	02155B	A2.1.16	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00060	02155B	A2.1.17	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00061	02155B	A2.1.18	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00062	02155B	A2.1.19	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00063	02155B	A2.1.20	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00064	02155B	A2.2.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00065	02155B	A2.2.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00066	02155B	A2.2.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00067	02155B	A2.2.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00068	02155B	A2.2.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00069	02155B	A2.2.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00070	02155B	A2.2.7	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00071	02155B	A2.2.8	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00072	02155B	A2.2.9	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00073	02155B	A2.2.10	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00074	02155B	A2.2.11	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00075	02155B	A2.2.12	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00076	02155B	A2.2.13	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00077	02155B	A2.2.14	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00078	02155B	A2.2.15	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00079	02155B	A2.2.16	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00080	02155B	A2.3.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00081	02155B	A2.3.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00082	02155B	A2.3.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00083	02155B	A2.3.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00084	02155B	A2.3.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00085	02155B	A2.3.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00086	02155B	A2.3.7	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00087	02155B	A2.3.8	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00088	02155B	A2.3.9	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00089	02155B	A2.3.10	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00090	02155B	A2.3.11	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00091	02155B	A2.3.12	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00092	02155B	A2.3.13	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00093	02155B	A2.3.14	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00094	02155B	A2.3.15	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00095	02155B	A2.3.16	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00096	02155B	A2.4.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00097	02155B	A2.4.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00098	02155B	A2.4.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00099	02155B	A2.4.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00100	02155B	A2.4.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00101	02155B	A2.4.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00102	02155B	A2.4.7	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00103	02155B	A2.4.8	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00104	02155B	A2.4.9	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00105	02155B	A2.4.10	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00106	02155B	A2.4.11	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00107	02155B	A2.4.12	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00108	02155B	A2.4.13	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00109	02155B	A2.4.14	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00110	02155B	A2.4.15	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00111	02155B	A2.4.16	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00112	02155B	A2.5.1	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00113	02155B	A2.5.2	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00114	02155B	A2.5.3	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00115	02155B	A2.5.4	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00116	02155B	A2.5.5	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00117	02155B	A2.5.6	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00118	02155B	A2.5.7	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00119	02155B	A2.5.8	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00120	02155B	A2.5.9	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00121	02155B	A2.5.10	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00122	02155B	A2.5.11	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00123	02155B	A2.5.12	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00124	02155B	A2.5.13	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

UPRN	Site	Plot Number	site name	New Registered Provider	Title Number	Parties to the Transfer / Leases	Development Title Number	Freehold / Leasehold
002155B00125	02155B	A2.5.14	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00126	02155B	A2.5.15	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold
002155B00127	02155B	A2.5.16	Meridian Water	Sage Housing Limited	To be allocated on registration of the lease dated 23 December 2021	(1) Vistry Partnerships Limited and (2) Sage Housing Limited	AGL548854	Leasehold

Schedule 2

Forms of Letter for Landlords

Part 1 - Notice to Landlord

[On the letterhead of a Chargor]

To: [Landlord]

◆

Dear Sirs,

Supplemental Mortgage Security Agreement dated ◆ between ◆ and ◆ as security agent (Supplemental Mortgage Security Agreement)

We refer to the lease of [add address] dated ◆ and made between ◆ and ◆ (**Lease**).

This letter constitutes notice to you that under the Supplemental Mortgage Security Agreement we have charged by way of legal mortgage to ◆ as security agent and trustee for the Secured Parties as referred to in the Supplemental Mortgage Security Agreement, the **Security Agent** all our rights under the Lease.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please confirm your [acknowledgement of/agreement to]¹ the above by signing the attached acknowledgement and returning it to the Security Agent at ◆ with a copy to ourselves.

Yours faithfully,

.....

For ◆

¹ Obligors' legal counsel to check lease terms and update with consent or acknowledgement, as appropriate.

Part 2 - Acknowledgement of Landlord

To: ♦ as Security Agent

Copy: ♦ as Chargor

♦

Dear Sirs,

Re: Supplemental Mortgage Security Agreement dated ♦ between [Chargor] and [Security Agent] as security agent (Supplemental Mortgage Security Agreement)

We confirm receipt from ♦ (Chargor) of a notice dated ♦ 2020 (Notice) in relation to the Lease (as defined in the Notice) of [add address].

[We confirm that we agree to the charge by way of legal mortgage by the Chargor to the Security Agent all of its rights under the Lease.]²

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully,

.....

For ♦

² Obligors' legal counsel to check lease terms - this paragraph can be deleted if the landlord does not have a consent right.

Signatories to the Mortgage Supplemental Security Agreement

Chargor

Executed as a deed by

Sage Housing Limited

acting by two directors or by a director and its
secretary

)

) Director

)

)

) ~~Director~~/Secretary



Security Agent

Executed as a deed by

Situs Asset Management Limited

as Security Agent for the Secured Parties
acting by

)

)

)

) Authorised Signatory

.....
Signature of witness

Name

Address

.....